

Appendix G

Enforcement Strategy Long-Term Storm Water Management in New Development and Redevelopment

4.2.5.4 Procedure for site plan review which evaluate water quality impacts.

1. Require new developments to provide an analysis of potential pollutants that could impact water quality.
2. Require a description of BMPs that will be used to mitigate the water quality impact of any potential pollutants and rationale for selection of that BMP.
3. Require design specifications for proposed BMPs.
4. Require maintenance plans for long-term BMPs that are selected.

4.2.5.3.2 Process to evaluate LID approach which encourages the implementation of BMPs that infiltrate, evapotranspire or harvest and use storm water from the site to protect water quality.

1. Require new development plans to document the evaluation of LID approaches to storm water management.
2. Review the evaluation of LID approaches to make sure they have included BMPs to infiltrate, evapotranspire, harvest or use storm water from the site to protect water quality.
3. Review the proposed design of BMPs to make sure they meet the minimum standards required by the City.
4. If an LID approach cannot be utilized, require documentation explaining reasons preventing this approach and the rationale for the chosen alternative controls.

4.2.5.3.3 Plan to retrofit existing developed sites that are adversely impacting water quality

1. Create an inventory of developed sites that are adversely impacting water quality
2. Rank the site to determine those most suitable for retrofitting using the following criteria:
 - a. Proximity to waterbody
 - b. Status of waterbody to improve impaired waterbodies and protect unimpaired waterbodies
 - c. Hydrologic condition of the receiving waterbody
 - d. Proximity to sensitive ecosystem or protected area
 - e. Any upcoming sites that could be further enhanced by retrofitting storm water controls
3. Notify the owner of the need to stop adversely impacting water quality
4. Require submittal of a plan by the owner to address the cause of the adverse impact on water quality. The submitted plan must emphasize controls that infiltrate, evapotranspire or harvest and use storm water discharges.
5. Review submitted plans and indicate whether they are acceptable.

6. Require owner to implement the plan to mitigate the source of the adverse impact on water quality.
7. Inspect the installation of the BMPs designed to mitigate the source of the adverse impact on water quality.